



Sandside

£270,000

Curlew Cottage, Sandside, Kirkby-in-Furness, Cumbria, LA17 7UA

Nestled in the picturesque coastal hamlet of Sandside near Kirkby-in-Furness, Curlew Cottage is a charming and deceptively spacious semi detached home offering a peaceful retreat with breathtaking elevated estuary views from your very own 'secret garden'. This beautiful cottage blends traditional features with modern convenience.

A rare opportunity in the unspoilt Western Lakes comforts, making it ideal as a full-time residence or idyllic second home and within easy reach of local amenities and rail links.

Quick Overview

- Semi Detached Cottage Rural Setting
- Glorious Estuary Views
- Good Size Family Lounge
- Dining Room and Stylish Kitchen
- Wood Burning Stove
- Three Piece Family Bathroom
- Idyllic and Peaceful Location
- On road Parking
- Private Garden and Patio
- Superfast Broadband Available



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Superfast
Broadband



On Road Parking

Property Reference: U1004



Living Room



Dining Room



Kitchen



Bathroom

Nestled in the picturesque coastal hamlet of Sandside near Kirkby-in-Furness, Curlew Cottage is a charming and deceptively spacious semi detached home offering a peaceful retreat with breathtaking elevated estuary views from your very own 'secret garden'. This beautiful cottage perfectly blends traditional features with modern comforts, making it ideal as a full-time residence or idyllic second home.

The inviting accommodation includes a spacious lounge with exposed beams, a feature fireplace with a wood burner, perfect for relaxing evenings. The heart of the home is a stylish kitchen with integrated appliances adjacent to a separate dining area, ideal for both family meals and entertaining.

Upstairs, the cottage offers three well-proportioned bedrooms and a family bathroom. The landing serves all three bedrooms and has a window, offering views of the Duddon Estuary towards Black Combe and the surrounding Western Lakeland fells.

Outside, the property boasts mature gardens that are both private and picturesque, offering seating areas that take full advantage of the coastal scenery. On-road parking for 2 cars

Located within the Lake District National Park, Curlew Cottage enjoys a peaceful setting with walks, nature, and coastline all on your doorstep, while being only a short drive from Ulverston and Broughton-in-Furness. A rare opportunity to own a characterful home in a truly special location.

Location Kirkby in Furness is located in the county of Cumbria, It is situated in the northern part of the Lake District three miles south-east of the town of Broughton in Furness and is a village surrounded by beautiful countryside, with rolling hills and stunning views of the nearby mountains. Kirkby in Furness and the surrounding villages are a popular destination for tourists who come to explore the natural beauty of the area, as well as those who enjoy outdoor activities such as hiking, cycling, and fishing .Although the property offers a rural setting it is close to the nearby village of of Askham in Furness offering shops,rail links,schools and fabulous beaches and Ulverston, a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links.

To reach the property from Greenodd, follow the road in the direction of Broughton in Furness on the A5092, follow the road to Spark Bridge then rear off to the left towards Wood Gate and Gawthwaite. Staying on the A5902 follow the road which leads to Beanthwaite in Kirkby in Furness as you come into Kirkby In Furness turn left onto Buckhorn Lane then Slight left onto A595, drive to Curlew Cottage Sandside is approx. three minutes from this point.

What3words - <https://what3words.com/jeering.swing.overjoyed>

Accommodation (with approximate measurements)

Living Room 11' 3" x 15' 5" (3.43m x 4.7m)

Dining Room 9' 6" x 15' 5" (2.9m x 4.7m)

Kitchen 6' 3" x 8' 9" (1.91m x 2.67m)

First Floor

Landing 13' 4" x 5' 8" (4.06m x 1.73m)

Bathroom 6' 7" x 8' 11" (2.01m x 2.72m)

Bedroom One 10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom Two 11' 5" x 7' 8" (3.48m x 2.34m)

Bedroom Three 9' 8" x 7' 6" (2.95m x 2.29m)

Services: Mains gas, water, drainage and electricity.

Council Tax: Band C - Westmorland and Furness Council

Tenure: Freehold. Vacant possession upon completion.

Material Information: Rear garden is detached from the property with a right of way on the path over the neighbours property.

Neighbour has right of way across the front of the property to access their property.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 per calendar month. For further information and our terms and conditions please contact the Office.

Anti Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



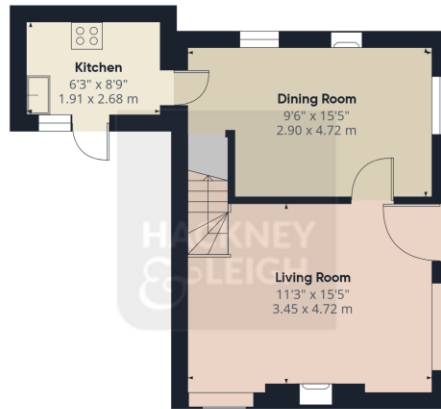
Bedroom Two



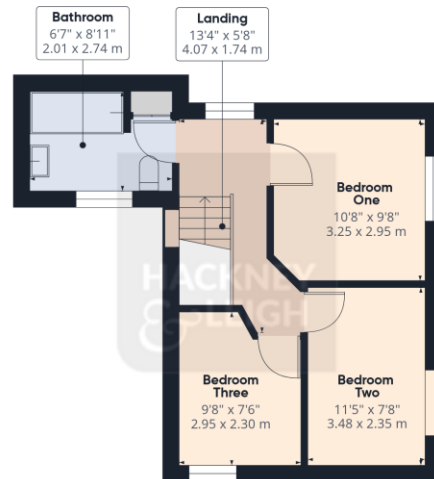
Bedroom Three



Garden and View



Floor 0



Floor 1



Approximate total area^m
781 ft²
72.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners - A really quiet location ideal for anyone who wants the tranquility of the lakes and breathtaking views of the estuary.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/06/2025.

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